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225 E 74TH ST

225 E 74TH ST, LOS ANGELES CA 90003

225 E 74TH ST

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PROPERTIES

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225 E 74TH ST

01	Executive Summary
	Investment Summary
	Unit Mix Summary

OFFERING SUMMARY

ADDRESS	225 E 74TH ST Los Angeles CA 90003
COUNTY	Los Angeles
MARKET	Southeast Los Angeles
SUBMARKET	Los Angeles Metro
BUILDING SF	2,050 SF
LAND SF	5,188 SF
NUMBER OF UNITS	3
YEAR BUILT	1926
APN	6022010023
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$775,000
PRICE PSF	\$378.05
PRICE PER UNIT	\$258,333
OCCUPANCY	97.00%
NOI (CURRENT)	\$46,726
NOI (Pro Forma)	\$46,726
CAP RATE (CURRENT)	6.03%
CAP RATE (Pro Forma)	6.03%
GRM (CURRENT)	11.46
GRM (Pro Forma)	11.46

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	63,606	496,314	1,090,401
2026 Median HH Income	\$60,801	\$63,443	\$66,658
2026 Average HH Income	\$77,360	\$83,200	\$89,483



225 E 74th Street, Los Angeles, CA 90003

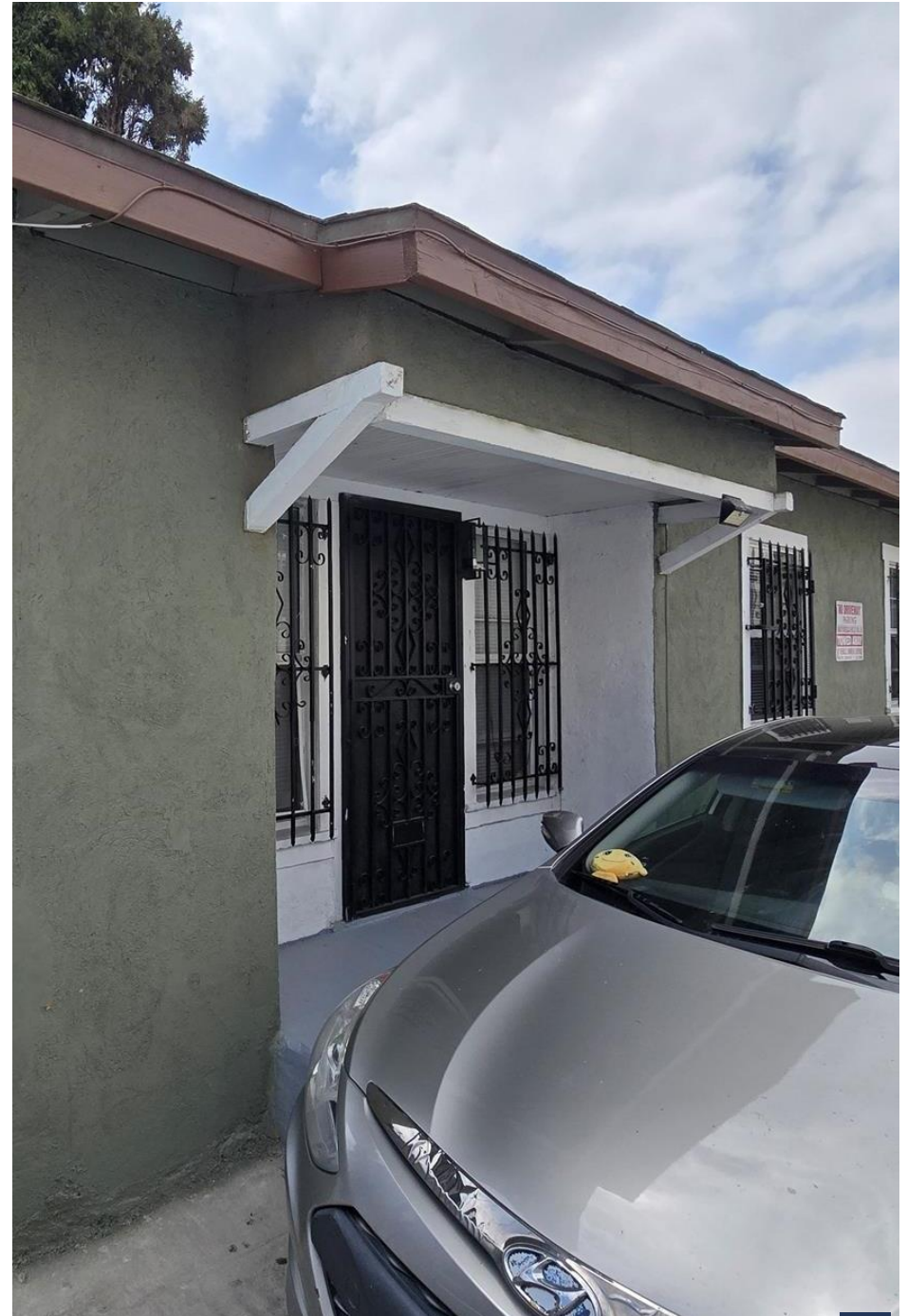
- 225 E 74th Street is a well-located triplex in the Florence neighborhood of Southeast Los Angeles, offering a rare combination of in-place cash flow and substantial, entitlement-backed upside. The property sits on a 5,188 SF lot (0.125 acre) zoned R2-1 with a Low Medium II Residential General Plan designation, and is currently improved with two structures totaling three units — a detached front bungalow (2BR/1BA, ±646 SF) and a duplex (±1,404 SF). Fully rented, the asset is operating at a 6.3% cap rate today, with a clear runway to grow income through market-rate turnover and ground-up unit additions.
- What sets this parcel apart is its stacked development profile. The site benefits from TOC Tier 2 status, sits within an AB 2097 area (½-mile of a major transit stop, eliminating minimum parking requirements), qualifies as a Transit Priority Area, an AB 2334 Very Low Vehicle Travel Area, and shows eligibility flags for SB 9, ED 1, and the citywide Adaptive Reuse Program. Combined with California's by-right ADU framework, these overlays give an incoming owner multiple, non-mutually-exclusive paths to add density and materially lift the rent roll — whether through detached ADU/JADU construction in the rear yard or a longer-horizon TOC-incentivized development play. The parcel is also within the Los Angeles State Enterprise Zone and an Urban Agriculture Incentive Zone.
- The property is RSO (Rent Stabilized), which frames a straightforward, low-drama value-add strategy: capture below-market rents at natural turnover while layering in new, non-RSO ADU income to reposition overall yield. This is an ideal acquisition for a first-time investor seeking a stabilized, cash-flowing foothold in LA, or for a value-add operator looking to unlock the site's development potential.

Property Highlights

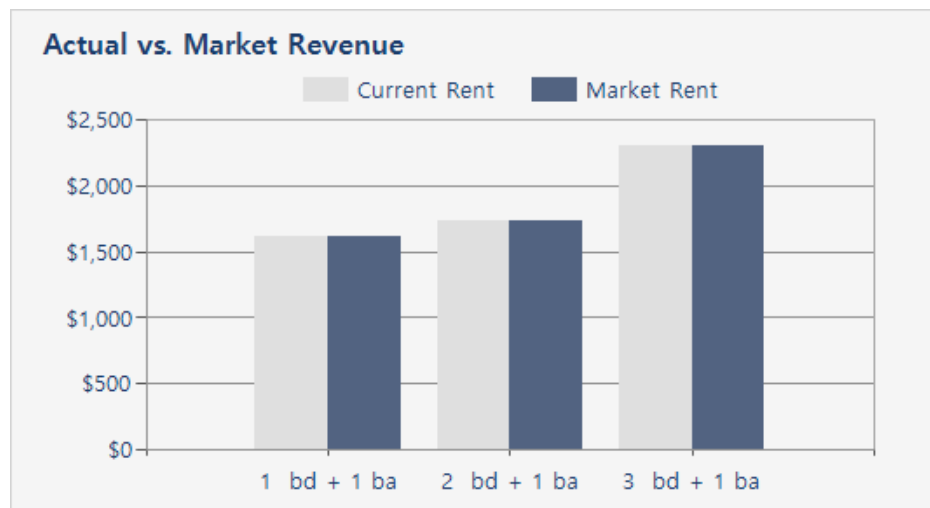
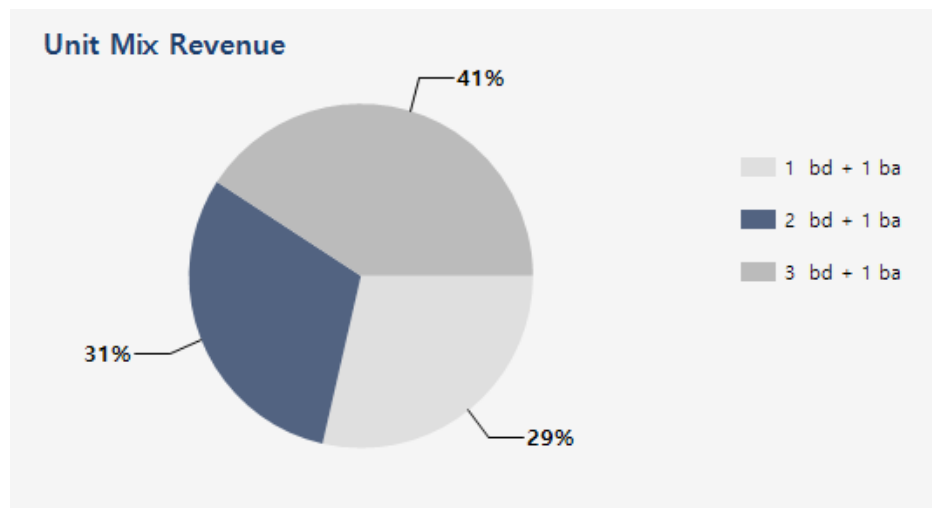
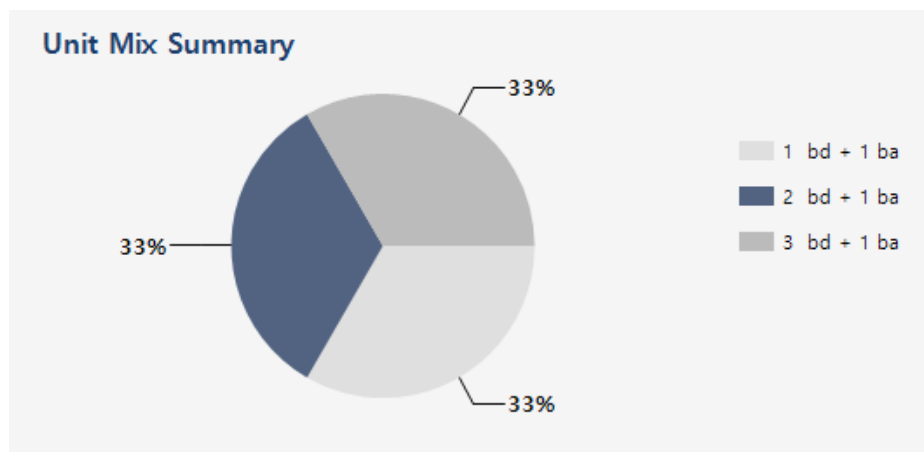
- Triplex (3 units) — detached front bungalow + duplex; individual character with add-value flexibility
- 6.3% cap rate in place, fully rented and cash-flowing day one



- 5,188 SF lot | R2-1 zoning | Low Medium II Residential General Plan
- ADU / JADU upside — generous rear-yard footprint with no parking minimums (AB 2097) to support new detached units
- TOC Tier 2 density bonus eligibility for a larger redevelopment play
- SB 9, ED 1, and Adaptive Reuse eligibility flags — multiple by-right density pathways
- Rent growth runway — RSO units currently below market with turnover upside



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	1	\$1,612	\$1,612	\$1,612	\$1,612
2 bd + 1 ba	1	\$1,726	\$1,726	\$1,726	\$1,726
3 bd + 1 ba	1	\$2,300	\$2,300	\$2,300	\$2,300
Totals/Averages	3	\$1,879	\$5,638	\$1,879	\$5,638



225 E 74TH ST

02

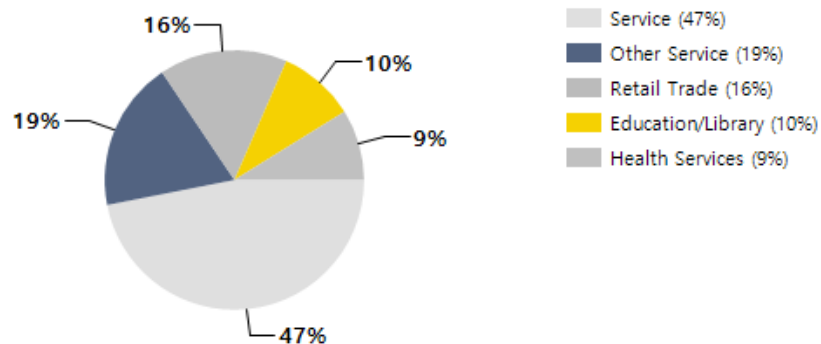
Location

Location Summary
Local Business Map

Location Overview

- 225 E 74th Street is positioned in the Florence district of Southeast Los Angeles (Council District 9), one of the city's most centrally located and transit-connected submarkets. The property's designation within a Transit Priority Area and High Quality Transit Corridor reflects strong access to public transit and the region's employment centers. Its central geography places it within easy reach of Downtown LA, the SoFi Stadium / Inglewood entertainment corridor, USC, and the ports and industrial job base to the south — a location profile that supports durable rental demand and long-term appreciation.
- The immediate area is characterized by dense, predominantly residential blocks well-suited to the small-lot infill and ADU development the city is actively incentivizing. With Los Angeles continuing to prioritize transit-oriented housing production, parcels like this one — carrying multiple density overlays in an established rental neighborhood — are increasingly scarce. For an investor, the location offers the best of both worlds: stable, workforce-driven occupancy today and a policy tailwind supporting density and value creation tomorrow.

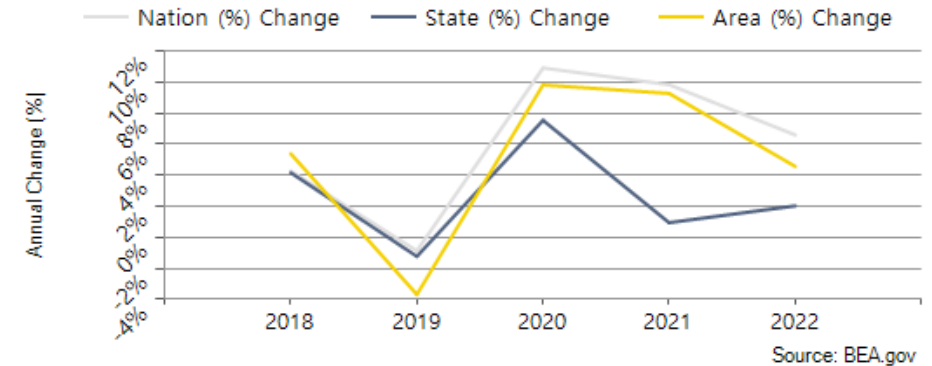
Major Industries by Employee Count

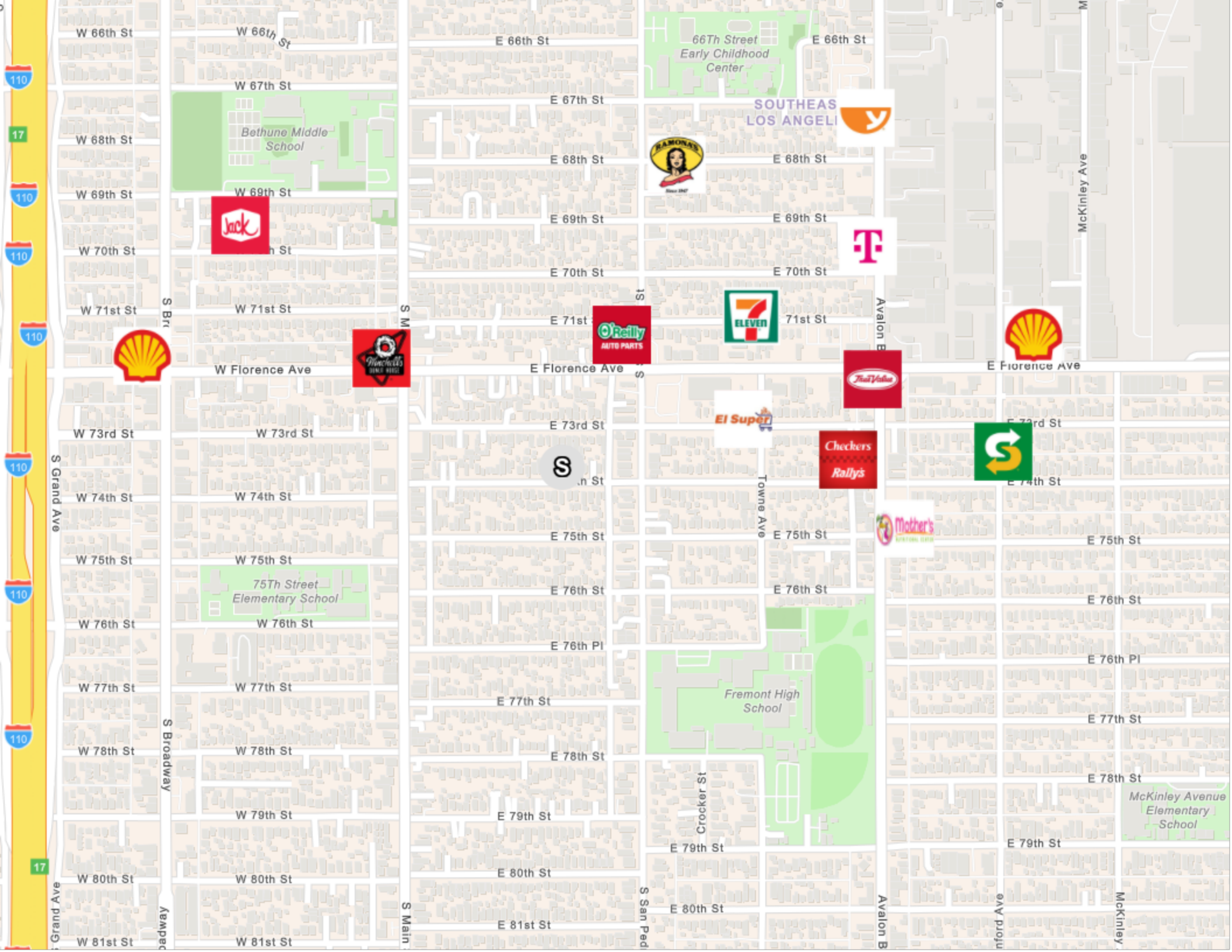


Largest Employers

Kaiser Permanente	44,769
University of Southern California	23,227
Northrop Grumman Corp.	18,000
Cedars-Sinai Medical Center	16,730
Allied Universal	15,326
Target Corp.	15,000
Providence Health and Services Southern California	14,395
Ralphs/Food 4 Less (Kroger Co. Division)	14,000

Los Angeles County GDP Trend





225 E 74TH ST

03 Property Description

Property Features



PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	2,050
LAND SF	5,188
YEAR BUILT	1926
# OF PARCELS	1
ZONING TYPE	R2-1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	4

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Pitched/Shingle
STYLE	Craftsman



225 E 74TH ST

Rent Roll

Rent Roll

04

Unit	Unit Mix	Current Rent	Market Rent
3	2 bd + 1 ba	\$1,726.00	\$1,726.00
2	1 bd + 1 ba	\$1,612.00	\$1,612.00
1	3 bd + 1 ba	\$2,300.00	\$2,300.00
Totals / Averages		\$5,638.00	\$5,638.00

225 E 74TH ST

Financial Analysis

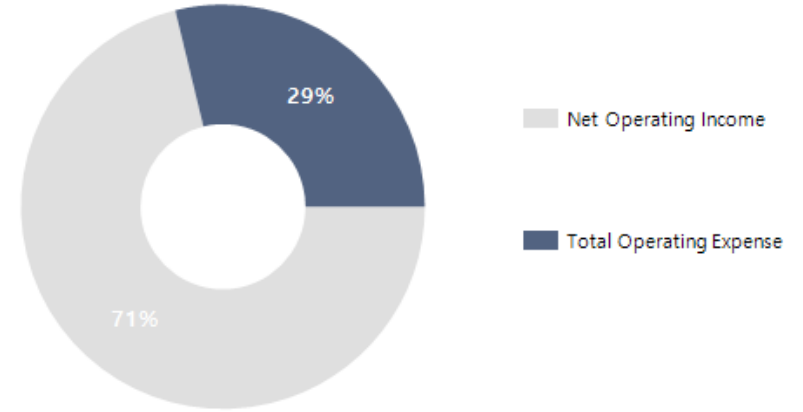
Income & Expense Analysis

05

REVENUE ALLOCATION

CURRENT

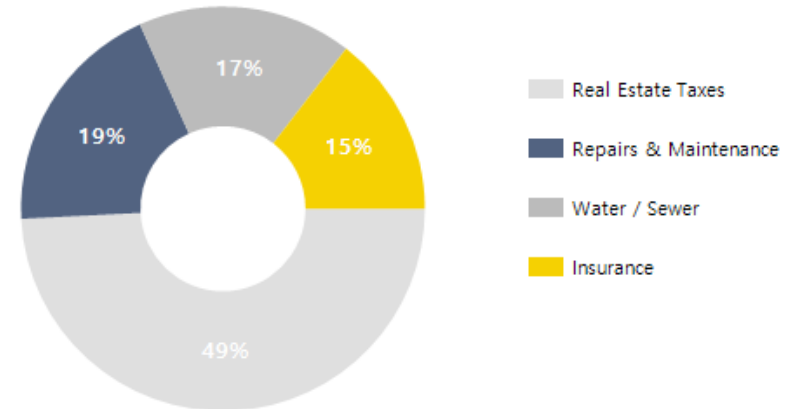
INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$67,656	\$67,656
Gross Potential Income	\$67,656	\$67,656
General Vacancy	-3.00%	-3.00%
Effective Gross Income	\$65,626	\$65,626
Less Expenses	\$18,900 28.79%	\$18,900 28.79%
Net Operating Income	\$46,726	\$46,726



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$9,300	\$3,100	\$9,300	\$3,100
Insurance	\$2,750	\$917	\$2,750	\$917
Repairs & Maintenance	\$3,600	\$1,200	\$3,600	\$1,200
Water / Sewer	\$3,250	\$1,083	\$3,250	\$1,083
Total Operating Expense	\$18,900	\$6,300	\$18,900	\$6,300
Expense / SF	\$9.22		\$9.22	
% of EGI	28.79%		28.79%	

DISTRIBUTION OF EXPENSES

CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

225 E 74TH ST

06

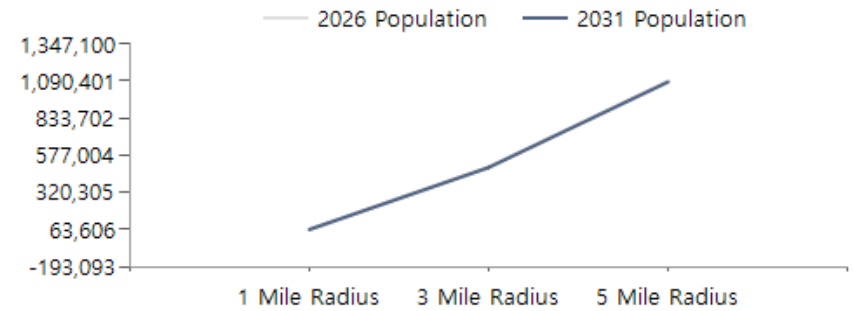
Demographics

General Demographics

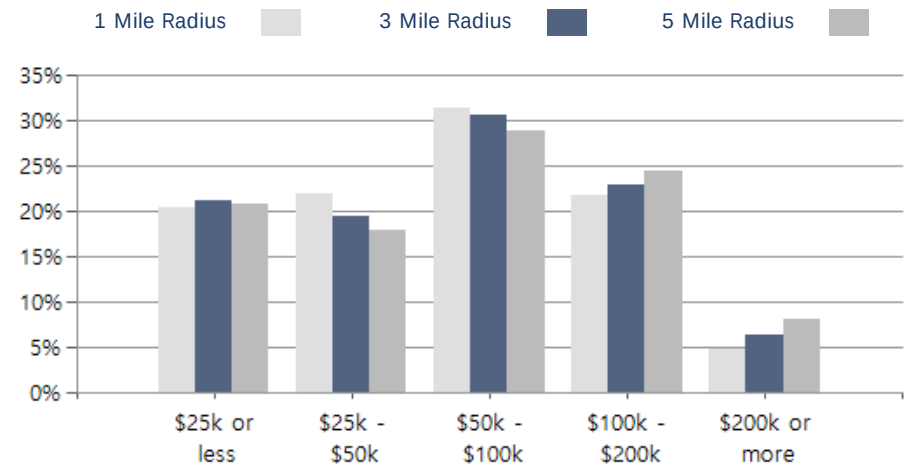
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	55,782	467,516	1,055,459
2010 Population	61,860	499,348	1,092,341
2026 Population	63,606	496,314	1,090,401
2031 Population	64,052	493,158	1,084,962
2026 African American	10,611	94,262	226,275
2026 American Indian	1,620	12,628	26,203
2026 Asian	287	3,338	29,582
2026 Hispanic	51,215	385,076	776,095
2026 Other Race	37,036	274,827	535,991
2026 White	5,331	43,676	117,124
2026 Multiracial	8,642	67,016	153,584
2026-2031: Population: Growth Rate	0.70%	-0.65%	-0.50%

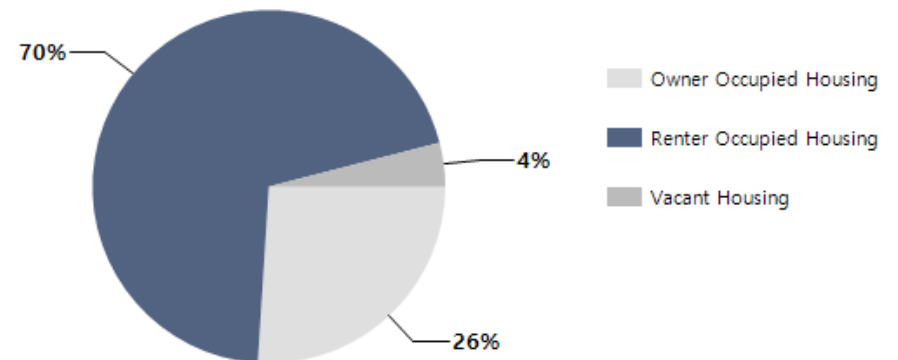
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,254	17,917	43,545
\$15,000-\$24,999	1,075	10,552	23,742
\$25,000-\$34,999	1,361	10,493	23,957
\$35,000-\$49,999	2,235	15,469	34,228
\$50,000-\$74,999	2,799	22,909	52,922
\$75,000-\$99,999	2,331	18,244	40,872
\$100,000-\$149,999	2,374	20,464	52,195
\$150,000-\$199,999	1,192	10,204	27,193
\$200,000 or greater	795	8,446	26,302
Median HH Income	\$60,801	\$63,443	\$66,658
Average HH Income	\$77,360	\$83,200	\$89,483



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

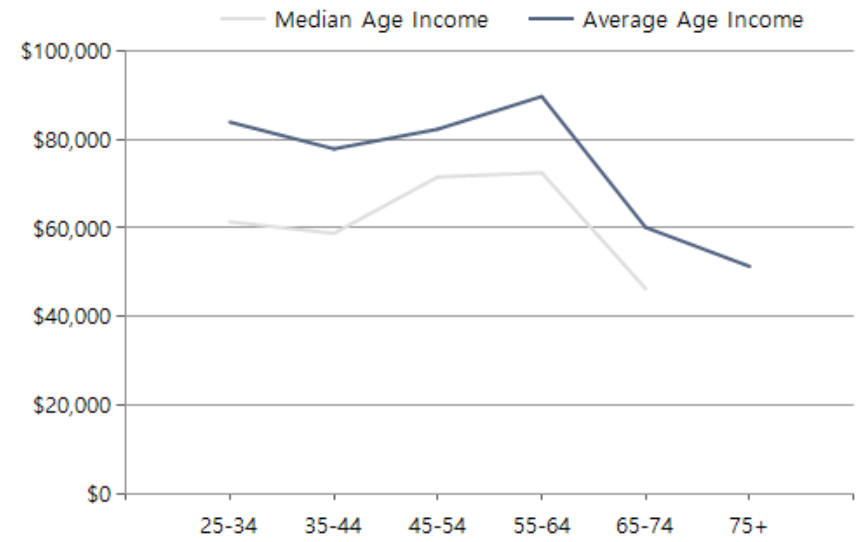
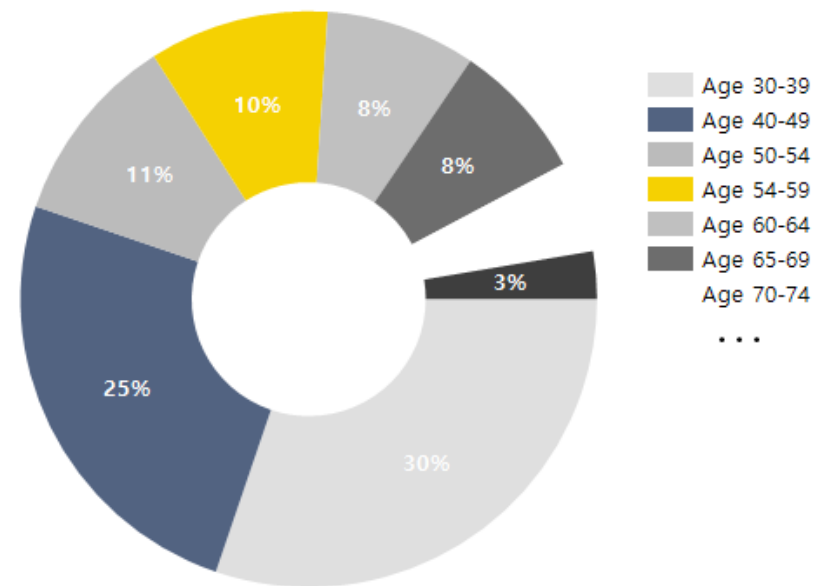


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	5,419	41,157	92,751
2026 Population Age 35-39	4,284	34,047	77,453
2026 Population Age 40-44	4,101	31,701	70,183
2026 Population Age 45-49	3,923	30,944	66,835
2026 Population Age 50-54	3,452	28,305	63,171
2026 Population Age 55-59	3,235	27,027	61,695
2026 Population Age 60-64	2,705	23,987	55,104
2026 Population Age 65-69	2,490	20,284	47,443
2026 Population Age 70-74	1,633	15,121	36,572
2026 Population Age 75-79	859	8,863	23,413
2026 Population Age 80-84	483	4,959	14,132
2026 Population Age 85+	391	4,270	12,119
2026 Population Age 18+	46,368	370,591	842,855
2026 Median Age	31	33	34
2031 Median Age	32	34	35

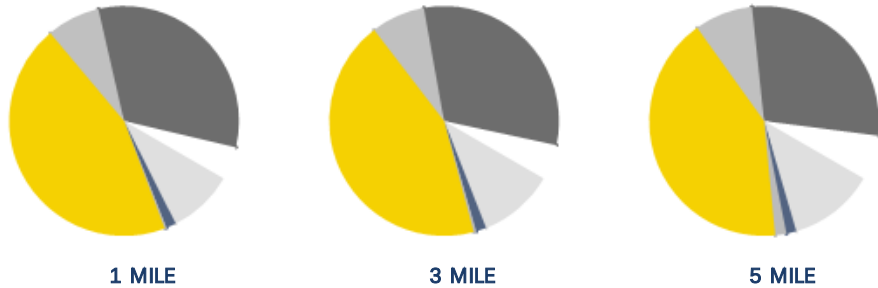
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,423	\$64,663	\$70,485
Average Household Income 25-34	\$83,984	\$86,448	\$92,146
Median Household Income 35-44	\$58,818	\$61,628	\$68,364
Average Household Income 35-44	\$77,943	\$82,401	\$94,468
Median Household Income 45-54	\$71,604	\$74,856	\$77,744
Average Household Income 45-54	\$82,397	\$94,760	\$100,309
Median Household Income 55-64	\$72,523	\$71,015	\$76,758
Average Household Income 55-64	\$89,804	\$88,700	\$97,079
Median Household Income 65-74	\$46,313	\$57,024	\$59,516
Average Household Income 65-74	\$60,167	\$74,626	\$80,764
Average Household Income 75+	\$51,344	\$56,846	\$64,186

Population By Age



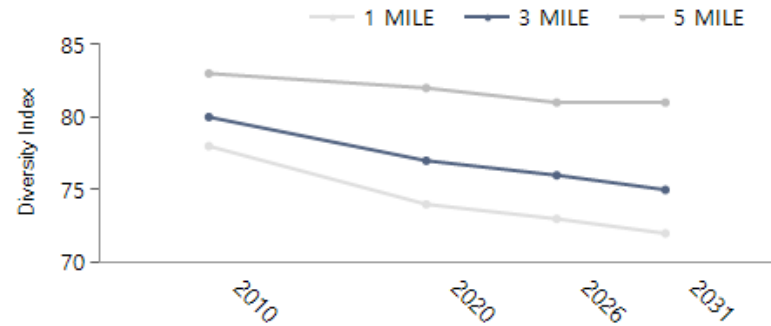
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	72	75	81
Diversity Index (current year)	73	76	81
Diversity Index (2020)	74	77	82
Diversity Index (2010)	79	81	83

POPULATION BY RACE



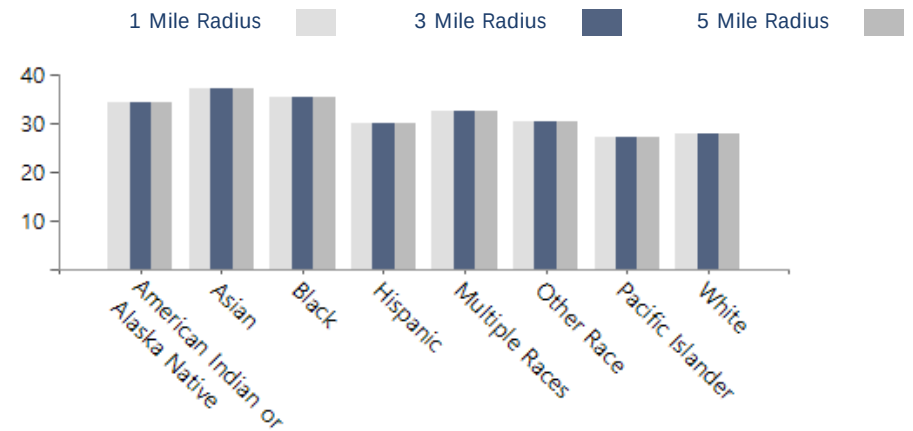
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	9%	11%	12%
American Indian	1%	1%	1%
Asian	0%	0%	2%
Hispanic	45%	44%	42%
Multiracial	8%	8%	8%
Other Race	32%	31%	29%
White	5%	5%	6%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	34	35
Median Asian Age	37	45	33
Median Black Age	35	40	43
Median Hispanic Age	30	31	32
Median Multiple Races Age	32	34	35
Median Other Race Age	30	31	32
Median Pacific Islander Age	27	32	34
Median White Age	28	30	32

2026 MEDIAN AGE BY RACE



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